



Dalby Road, Melton Mowbray

Set on a larger-than-average plot, this beautifully refurbished and extended detached property offers contemporary single-storey living with space, style, and comfort.

FEATURES

- Larger than Average Plot
- Fully Refurbished and Extended
- Three Comfortable Bedrooms
- Enclosed Rear Garden
- Off Road Parking
- Open Plan Layout
- NO ONWARD CHAIN





ACCOMMODATION

This three-bedroom, two-bathroom home — including a generous principal bedroom with en-suite — has undergone a comprehensive restoration, featuring a new roof, upgraded electrics and heating, modern bathrooms, and a high-spec kitchen.

The result is a sleek, open-plan layout that flows effortlessly from a spacious entrance hall through to a stylish living area, complemented by a separate utility room.



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EXTERNAL

To the rear, a private garden provides an outdoor retreat, while the generous frontage offers potential for a garage or workshop if desired, subject to planning permission. Offered with no onward chain.

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Ground Floor

Approx. 92.7 sq. metres (997.5 sq. feet)



Total area: approx. 92.7 sq. metres (997.5 sq. feet)

This Floor Plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.

EPC RATING

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		

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